Name and Address of New Owner:
BAF 3, LLC, a Delaware limited liability company
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Karen Johnson Davidson County
Batch# 918821 DEEDWARR
09/20/2022 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20220920-0104335

Send Tax Bills To:
BAF 3, LLC, a Delaware limited liability company
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3241AB

Map & Parcel No: 149-02-0B-008.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dallas Allbritton, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BAF 3, LLC, a Delaware limited liability company LLC,,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Phase II, Piccadilly Square of record in Plat Book 6250, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dallas Allbritton and Joyce Allbritton, husband and wife by Quitclaim deed from Dallas Allbritton, a married man of record in Instrument No. 20060705-0079867 Register's Office for Davidson County, Tennessee, dated June 26, 2006 and recorded on July 05, 2006. (Value of consideration shown in aforementioned deed $0.00.)

\cbpat2 Said Joyce Allbritton became deceased on March 28, 2017, vesting Dallas Allbritton as surviving tenant by the entirety.

Property commonly known as: 1309 Cadogan Way, Nashville, TN 37013

This conveyance is subject to the following: 1) Property taxes for the year 2022, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of September, 2022.

(SEAL)
Dallas Allbritton

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby TC

On this 16th day of September, 2022, before me personally appeared Dallas Allbritton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2022.

Theresa Cobb
Notary Signature
My commission expires: 11/09/2025

THERESA COBB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby TN

Sworn to and subscribed before me this 16th day of September, 2022.

Notary Signature
My commission expires: 11/09/2025

THERESA COBB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Tennessee Certification of Electronic Document

I, Becky A Mead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 16, 2022** (date of document).

Becky A Mead
Affiant Signature

September 16, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of September, 2022

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY